

Planning and Zoning
Commissioners

Art Hughes, Chairman
John Clark, Vice Chair
Randy Haynes, Parliamentarian



Robert Horton
John Bond
Don Maxwell
G. H. Jones
Michael Parks
Michael Beckendorf

AGENDA
BRYAN PLANNING AND ZONING COMMISSION
Thursday, July 20, 2006
BRYAN MUNICIPAL BUILDING, 300 SOUTH TEXAS AVENUE

Workshop Meeting – 5:00 p.m.
Conference Room 305

1. WORKSHOP SESSION.
 - A. REVIEW PROPOSED AMENDMENT TO LAND & SITE DEVELOPMENT ORDINANCE.
 - B. REVIEW OF AGENDA FOR REGULAR PLANNING AND ZONING COMMISSION MEETING OF July 20, 2006 (No action will be taken).
 - C. COMMISSION/STAFF CONCERNS.

Regular Meeting – 6:00 p.m.
Council Chambers

2. CALL TO ORDER.
3. CITIZENS TO BE HEARD.
4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.
5. CONSENT AGENDA (These items will be considered under one action unless removed for discussion by a member of the Planning and Zoning Commission.)
 - A. Approval of meeting minutes of the regular meeting on July 1, 2006.
 - B. Consideration – Final Plat (FP06-13) B. Wilson
Final plat of Whispering Hills Subdivision – Phase 1, consisting of 142 lots for residential development located along State Highway 47 and West Villa Maria Road, Bryan, Brazos County, Texas. ([Staff Report](#)) ([Drawing](#))
6. PUBLIC HEARING/CONSIDERATION – Planning Variance (PV06-13) J. Dean
A variance from the minimum 25-foot building setback generally required on commercial lots for the property at 911 North Bryan Avenue, Lots 107-109 (includes alley and excludes .08 acres of the 3.48 acre tract) in Block 107 of the Bryan Original Townsite, Bryan, Brazos County, Texas. ([Staff Report](#))
7. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit (CU06-04) K. Russell
A request for a conditional use permit to allow six zero lot line homes for a tract of land currently zoned 'RD-5' Residential District 5000 for the property located at the corner of Turkey Creek Road and Finfeather Road, Block 1 of Oak Glade Subdivision, Bryan, Brazos County, Texas. ([Staff Report](#))
8. PUBLIC HEARING/CONSIDERATION – Rezoning (RZ06-15) M. Zimmermann
A request to change the zoning classification from 'RD-5', Residential District - 5000, to 'R-NC' Residential - Neighborhood Conservation District, for all Lots within the Parkway Terrace Subdivision – Phase 1, Bryan, Brazos County Texas. ([Staff Report](#))

9. PUBLIC HEARING/CONSIDERATION – Rezoning (RZ06-16) M. Zimmermann
A request to change the zoning classification from 'RD-5', Residential District – 5000 and 'C-2' Retail District, to 'C-2' Retail District, property is located near the northwest corner of Finfeather Road and Stuart Street in Ferrara's Addition, Bryan, Brazos County Texas. ([Staff Report](#))
10. PUBLIC HEARING/CONSIDERATION – Annexation (ANNEX06-01) M. Zimmermann
Annexation plan for 20+ acres located south of Chick Lane and approximately 830 feet north of West Villa Maria Road, west from its intersection with Kimmy Drive in Bryan's ETJ, Bryan, Brazos County, Texas. ([Staff Report](#))
11. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.